



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101645
Application Type: Exclude Land from the ALR
Status: In Progress
Name: No Data
Local/First Nation Government: North Okanagan Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 16 DISTRICT LOT 526 OSOYOOS (FORMERLY KAMLOOPS) DIVISION YALE DISTRICT PLAN 593 EXCEPT PART THEREOF HAVING THE ENTIRE FRONTAGE OF SAID LOT ON THE PUBLIC ROAD RUNNING NORTH WEST THEREOF BY A DEPTH OF 120 FEET MEASURED PERPENDICULARLY THERETO
Approx. Map Area 3.52 ha
PID 012-181-749
Purchase Date Aug 13, 1975
Farm Classification No
Civic Address 6920 Highway 97A Grindrod BC
Certificate Of Title TITLE-K42330-PID-012-181-749 (1).pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
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No data

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type	Local or First Nation Government Staff
First Name	Andy
Last Name	Affleck
Organization (If Applicable)	Community Services
Phone	2505503700
Email	communityservices@rdno.ca

4. Government

Local or First Nation Government: North Okanagan Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). There is no agricultural activity currently taking place on the Grindrod Park parcel. Since its establishment in the 1920s, the property has been used exclusively for community recreation and public amenities, with no documented history of farming or agricultural production.

- The 3.39-hectare parcel consists of:
- Ball fields
 - A community hall
 - Picnic areas and playground
 - Public washrooms
 - Water utility infrastructure
 - Hand-launch access to the Shuswap River

The site’s physical infrastructure and public amenities have rendered the land unsuitable for agricultural purposes. In addition, soil assessments have identified limitations for farming due to high moisture content and a water table that further reduces agricultural viability. Given the recreational use and infrastructure that has been developed over decades, the parcel’s use is incompatible with agricultural activities. No crops are grown on the site, and no livestock operations or other agricultural enterprises are conducted on the property. This absence of agricultural activity aligns with the community’s historical use of the land for recreation, confirming that the exclusion from the ALR will have no impact on agricultural production in the area.

Describe all agricultural improvements made to the parcel(s).

No agricultural improvements have been made on the Grindrod Park parcel.

Since its establishment as a recreational space, the 3.39-hectare property has been developed and maintained solely for public and community use. The infrastructure and amenities currently on the site—such as ball fields, a community hall, playgrounds, and water utility systems—are tailored to recreational and community purposes and do not support or enhance agricultural activity.

In summary, the parcel has not undergone any improvements that would facilitate agricultural activities. All development on the site has focused on creating and maintaining a public recreational space, further supporting the rationale for its exclusion from the ALR.

Describe all other uses that currently take place on the parcel(s).

Grindrod Recreational Park is home to the Grindrod Community Hall, baseball diamond, playground, picnic area, river access and boat launch, washroom facilities, and parking lot. This parcel also hosts the Grindrod Community Water Utility, which consists of a water intake from the Shuswap River, a filtration house, and a distribution facility that services the Grindrod community.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	A long pan handle driveway that leads to a single family home.

East	Other	Shuswap River
South	Transportation / Utilities	Highway 97A
West	Recreational	2 separate residential parcels. One property has a small pasture that appears unoccupied by livestock.

6. Proposal

The governmental or prescribed public body that is applying to exclude land	Local Government
How many hectares are you proposing to exclude?	3.39 ha
Does any land under application share a common property line with land in another Local or First Nation Government?	No
What is the purpose of the proposal?	<p>The purpose of this proposal is to exclude Grindrod Park from the Agricultural Land Reserve to support the park's continued development and efficient operation as a community-focused recreational space. Since its establishment in the 1920s, Grindrod Park has been used exclusively for public recreation, gatherings, and public works, with no history of agricultural use. However, as the park is currently within the ALR, the RDNO is required to obtain Agricultural Land Commission approvals for upgrades and operational changes. This regulatory process presents unnecessary barriers, given the park's non-agricultural purpose and well-documented role as a community asset.</p> <p>The exclusion will allow the RDNO to:</p> <ol style="list-style-type: none"> 1) Streamline Development and Operations: Removing the park from the ALR will simplify planning and eliminate the need for continuous ALC approvals, ensuring cost-effective and timely upgrades. 2) Enhance Community Recreation and Infrastructure: Planned improvements—such as a pump track, pickleball courts, public washrooms,

and expanded green spaces—will support social interaction, outdoor activities, and events that enhance residents' quality of life.

3) Strengthen Tourism and Economic Growth: The park will serve as a key recreational hub, attracting visitors and integrating with the Sicamous-to-Armstrong Rail Trail to boost tourism and local economic development.

While this proposal seeks to exclude a 3.39 ha parcel from the ALR, the RDNO remains committed to preserving and supporting agriculture in the region. The exclusion is limited to a non-agricultural property that has no impact on current agricultural production. Importantly, the RDNO has taken proactive steps to sustain agricultural opportunities through other initiatives, including the acquisition and development of Sneedmałqtn Agricultural Park (formally the BX Ranchlands) as an agricultural park for making farmland more accessible for farmers, educators, community groups, and First Nations.

Additionally, the exclusion ensures that Grindrod Park's recreational activities will be concentrated within a defined space, reducing potential conflicts between recreational and agricultural land uses in Electoral Area F.

In summary, this proposal will ensure that Grindrod Park can continue to serve as a valuable community resource while maintaining RDNO's commitment to agricultural preservation in the region. The exclusion will allow RDNO to efficiently develop and manage the park in alignment with community priorities, without diminishing the integrity or viability of surrounding agricultural lands.

Explain why you believe that the parcel(s) should be excluded from the ALR

The exclusion of Grindrod Park from the Agricultural Land Reserve is justified based on the property's long-standing and exclusive use as a community recreation space, its lack of agricultural suitability, and the benefits that exclusion will provide to the region.

Grindrod Park has been in continuous recreational use since the 1920s, with no known history of agricultural activities on the site. The park was donated to the RDNO in the 1970s and has since become an essential public amenity, serving residents with ball fields, a community hall, picnic areas, a playground, and river access. The property has never been used for farming, and its established role as a recreational space aligns with community needs rather than agricultural purposes.

Soil assessments indicate that the park's land has only moderate agricultural potential, classified as Class 3MW under the agricultural capability system, meaning it faces limitations due to excess moisture and a high water table. Although these soils can support some agriculture, the site's current use as a park, along with developed infrastructure (such as ball fields and community drinking water facilities), significantly reduces its potential for conversion to agricultural production. Retaining the park within the ALR provides little to no practical agricultural benefit.

The exclusion will enable the RDNO to implement planned upgrades and additions to Grindrod Park that reflect the community's needs and align with the RDNO's Parks Master Plan. These upgrades include new recreational facilities such as pickleball courts, playground, pump track, gazebo and public washrooms, which will support social well-being, foster tourism, and enhance the park's value as a community hub. Retaining the property within the ALR imposes unnecessary regulatory hurdles on these developments, creating inefficiencies that could delay or limit community improvements and reduce grant opportunities.

While Grindrod Park is being considered for exclusion, the RDNO continues to demonstrate its commitment to agricultural land management. The district has actively preserved agricultural land through initiatives like the Sneed Agricultural Park (BX Ranchlands) acquisition, which supports agricultural education and small-scale farming opportunities. Furthermore, surrounding lands will remain within the ALR, ensuring the integrity of nearby agricultural areas. The exclusion will allow the park to thrive while maintaining clear operational boundaries that protect adjacent farming operations from recreational encroachment.

Excluding Grindrod Park from the ALR is a practical, community-focused decision that reflects the park's long-standing non-agricultural use, limited farming potential, and importance as a public space. This exclusion will streamline park management, support future developments, and enhance social and economic outcomes for the region—without compromising agricultural values or productivity in the area.

Proposal Map / Site Plan

240404_Grindrod_Park_Schematic_Conceptual_Master_Plan.pdf

Notice of Public Hearing

241030_Advertising_Proof.docx

(Advertisement)

Proof of Signage No Data

Report of Public Hearing 240704_RPT_EAAC_Grindrod_Park_ALC_Exclusion.pdf

7. Optional Documents

Type	Description	File Name
Professional Report	Agrologists Report	Rpt_AE Grindrod Agrologists Report_4Nov2024.pdf

REPORT

Regional District of North Okanagan

Grindrod Park Agrologists Report

NOVEMBER 2024



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1 INTRODUCTION

The Regional District of North Okanagan (RDNO) retained Associated Environmental Consultants (Associated) to support the land exclusion application of a public property from agriculture land reserve (ALR). The property is a community park located at 6920 Highway 97A (PID 012-181-749, Figure 1-1). It was incorporated as Grindrod Recreation Park Ltd. in 1922 (RDNO 2024). The park was donated to the RDNO in the 1970s and is now called Grindrod Park. It is a 3.39 ha parcel consisting of ball fields, Grindrod hall, a playground, picnic areas, water utility infrastructure, and a hand-launch access to the Shuswap River that is universally accessible. Park maintenance is conducted by the Grindrod Community Association. In the future, the park will be connected to the Sicamous-to-Armstrong Rail Trail.

1.1 Regional District of North Okanagan Agricultural Land Management

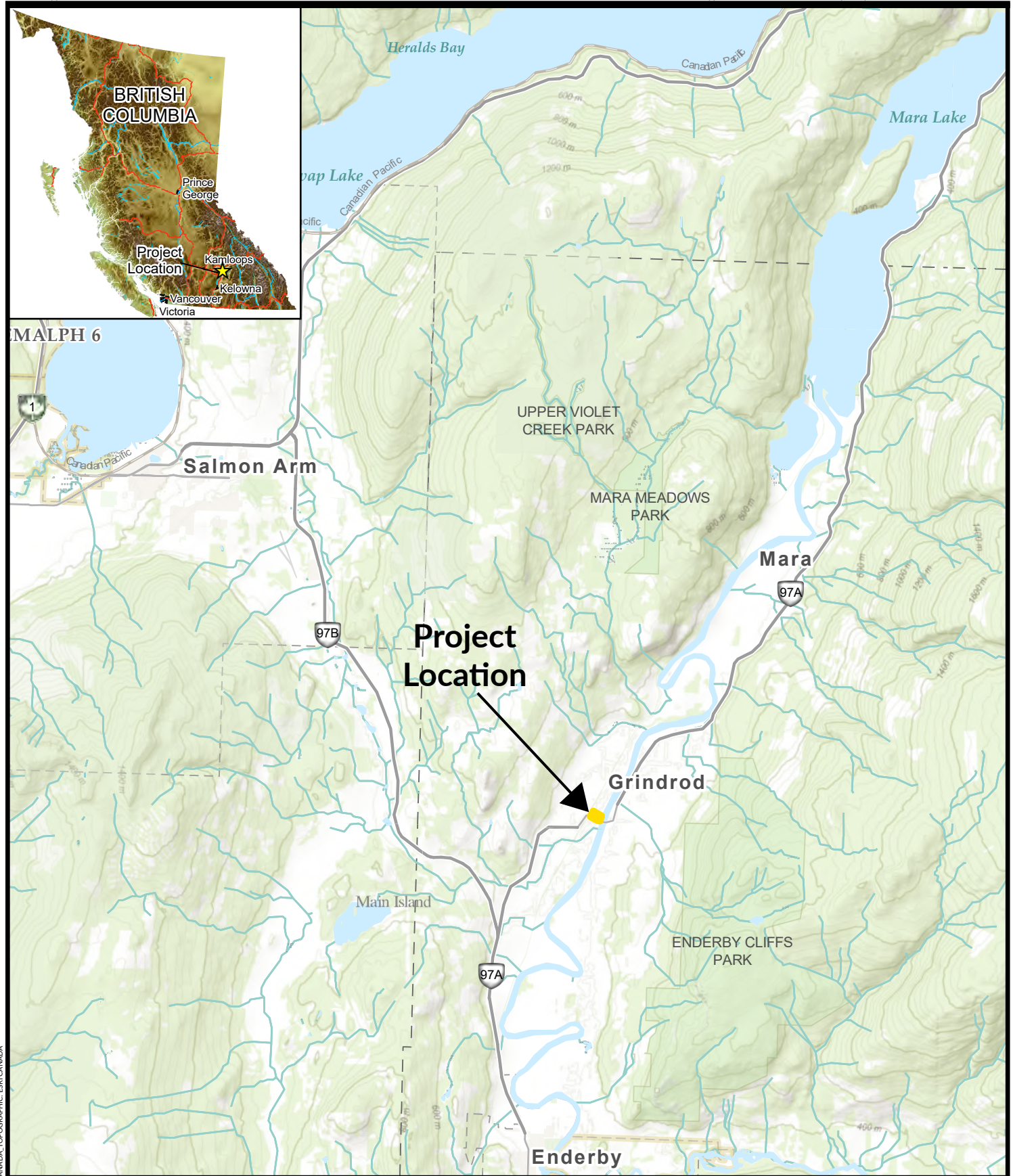
The application for exclusion of ALR is not taken lightly by the RDNO. The RDNO recognizes that agricultural production has played a significant role in the history, growth, and development of the north Okanagan, and continues to contribute to the economy and identity of the region in a significant way. They have developed a Regional Agricultural Plan which provides strategies and a policy framework with the following seven priorities (RDNO 2015):

1. Protecting farmland and farmers
2. Strengthening the local agricultural economy
3. Encouraging sustainable agricultural practices
4. Managing clean and accessible water
5. Ensuring farmland availability for emerging farmers
6. Creating supportive government policies and regulations
7. Raising awareness and education

Information has been compiled to help rural residents understand farming activities, in an effort to recognize challenges encountered between residential and agricultural producers. The brochures for "*Living in an Agricultural Community*" include details about the *Right to Farm Act*, odours, noise, timing of operations, and other useful information. The RDNO website provides links to information about dispute resolution and support organizations.

To help with decision making around agricultural land use applications, the RDNO uses a Regional Agricultural Advisory Committee. The committee's duties are to advise the RDNO Board of Directors on matters related to agricultural land use, economic development with respect to agriculture, and community planning in this realm.

In 2016, the RDNO purchased the BX Ranchlands, a 55 hectare (137 acre) parcel located on East Vernon Road in the BX area. In 2021, the section that remained after trail creation around the perimeter was sold to RDNO Electoral Areas B and C Parks Service, keeping the land in the hands of the public to further opportunity for agricultural opportunities. The Sustainable Food Systems at Kwantlen Polytechnic University developed an agricultural plan for the area. Currently, volunteer groups are working with the RDNO to implement different approaches to agricultural use of the property, including small plots for low lease costs for farmers who otherwise wouldn't access to farm land. These efforts demonstrate the RDNOs commitment to land use planning with agriculture as part of the land base.



SERVICE LAYER CREDITS: CANADA HILLSHADE; SOURCES: NRCAN, ESRI, CANADA, AND CANADIAN COMMUNITY MAPS CONTRIBUTORS
CANADA, TOPOGRAPHIC, ESRI/CANADA



AE PROJECT NO. 2023-8466
 SCALE 1:125,000
 COORD. SYSTEM NAD 1983 CSRS UTM ZONE 11N
 DATE 2024-11-01
 REV 01
 DRAWN BY BDJ
 CHECKED BY MP

FIGURE 1-1: PROJECT LOCATION
 REGIONAL DISTRICT OF NORTH OKANAGAN
 GRINDROD PARK FILL PLACEMENT AGROLOGIST REPORT

2 HISTORY OF LAND USE AND AGRICULTURAL CAPABILITY

The RDNO endorses the implementation of the Area 'F' Parks Master Plan, completed in 2024 and including Grindrod Park. The master plan aligns with community input, park standards, and population projections, and thereby supports residents of Area 'F' and the City of Enderby with an efficient and desirable park and trail system. The Parks Master Plan includes detailed implementation recommendations and a financial plan addressing the potential acquisition and/or improvement of various sites within Area 'F', including Grindrod Park.

The park has a well-documented history of non-agricultural use since the 1920s. A previous application was submitted for this site for non-farm use, specifically for the construction of a community hall, highlighting the significance of the park to local community infrastructure. Since the 1920s, the park has been used for community recreation and has been surrounded by agricultural land use. This sustained non-agricultural usage emphasizes the property's established function as a venue for community recreation and gatherings.

2.1 General Property Conditions

Grindrod Park is in Grindrod, BC, next to the Shuswap River, within the very dry mild variant of the Interior Cedar Hemlock biogeoclimatic zone (ICH xm1). The park consists of ball fields, Grindrod hall, playground, picnic area, Grindrod community water utility, and provides access to the Shuswap River. The park contains no agriculture (see photos, Appendix A).

2.2 Soils and Agricultural Capability

The soils within the park are mapped as part of the Mara soils series (Figure 2-1). Mara soils are silty loam soils formed from moderately fine sediments consisting of gravely glacial fluvial deposits. They are Orthic Gray Luvisol that are moderately well drained with intermediate to high-water storage capacity (Gough et al. 1994).

The agricultural capability of the site is mapped as 3MW on the eastern portion of the parcel, and not mapped on the wester portion of the property (SIFT 2018). Class 3 indicates that there are moderate limitations to agriculture created by excess moisture from flooding (M) and a high-water table (W). However, the land has been converted to parkland, so the agricultural suitability is limited by land use and not soils. The surrounding area has similar agricultural capability mapping, and the land in the ALR is cropped as hay, pasture and corn (Figure 2-1). This is a very active, multi-generation farming area. The park acts as a community hub for the families living on the large, farmed acreages.



F:\MAPPING\PROJECTS\2023\2023-8466_GRINDRODPARK_AGRIL_GIS\GRINDRODPARK.APRX

SERVICE LAYER CREDITS: WORLD IMAGERY; COLUMBIA-SHUSWAP RD



- Parcel Boundary
- ALR Boundaries
- Mapped Agricultural Capability
- Mapped Soil Polygons

Soil/Agriculture Capability Polygons Key

- Soil Type → **GAMMIL**
- Decile and dominant agricultural class with limitations → **7:3AT~5:2P**

AE PROJECT NO. 2023-8466
 SCALE 1:2,800
 COORD. SYSTEM NAD 1983 CSRS UTM ZONE 11N
 DATE 2024-11-01
 REV 00
 DRAWN BY BDJ
 CHECKED BY MP

FIGURE 2-1: AGRICULTURAL CAPABILITY, SOILS MAPPING AND SURROUNDING CROPS
 REGIONAL DISTRICT OF NORTH OKANAGAN
 GRINDROD PARK FILL PLACEMENT AGROLOGIST REPORT

3 PROPOSED DEVELOPMENT

The RDNO has drafted a park development plan which includes upgrades to the existing amenities, and additional new amenities including a pump track, pickleball courts, a gazebo, public washrooms, a dog park, and landscaping. The upgrades would be implemented pending budget availability but would not comply with approved ALR land use.

3.1 Rationale for Exclusion

The exclusion is being sought to streamline ongoing operation and development of the park, and to align with community wishes and council support (given July 4, 2024; see RDNO Electoral Areas Advisory Committee staff report in Appendix B). The park has and continues to require numerous enhancements that necessitate ALR notices or approvals. By removing the parcel from the ALR, these improvements can be more efficiently managed and executed, ensuring compliance with regulations. Additionally, the RDNO has demonstrated a proactive approach in managing land alongside farmers by ensuring that farmed agricultural areas remain within the ALR, and by purchasing a large parcel, i.e., the BX Ranchlands, to be developed as an agricultural park. In Grindrod, the properties surrounding Grindrod Park are predominantly agricultural (Figure 1-1). This exclusion will facilitate the park's development while maintaining the integrity and purpose of the surrounding agricultural land.

3.2 Public and Regional District of North Okanagan Council Support

Feedback from the RDNO and the community is that the proposed park development will significantly enhance Grindrod's community infrastructure by providing a versatile venue (Appendix B). This new space will be adequately equipped to host a wide range of events, fostering social interaction and strengthening community bonds. By supporting local gatherings and cultural activities, the park will become a focal point for community life, embodying the essence of what makes communities thrive. Moreover, the development will complement and enhance the natural beauty of the Shuswap River, a key attraction in the area. This improved recreational space will not only serve residents but also support tourism events, potentially boosting the local economy and showcasing Grindrod's unique charm. Ultimately, this park development represents an investment in the community's social fabric, cultural vitality, and economic potential.

3.3 Steps Taken Toward Exclusion

Because the park is within the ALR, it is subject to regulations set forth by the Agriculture Land Commission (ALC). An exclusion application must be submitted by local government; in this case, the RDNO. This report summarizes the history of the property and park management to date, including the following actions completed to meet the ALC exclusion application requirements:

- A notice of application posted as signage at the property;
- Two notices of public hearing in the local newspaper, the Salmon Arm Observer November 7, 2024 and November 14, 2024
- A public hearing held at and the RDNO Board of Directors meeting 4PM November 20, 2024 at 9848 Aberdeen Road Coldstream BC
- A notice of application to the adjacent landowners (Sharon Lobb 6900 Hwy 97A, Joseph Herring 15 Grindrod Eastside Road, and Christopher Mitchell 19 Grindrod Eastside Road). Will be mailed out November 7, 2024

Information shared at the public meeting included the park plan, the proposed submission to the ALC for exclusion and rationale.

The RDNO board (council) has already given a resolution to support this application (Appendix B), as has the support of the Electoral Area Advisory Committee.

4 SUMMARY

Since the 1920s, the park has been used for community recreational purposes and has no record of being used for agriculture. To maintain the park to meet community use demands, requires numerous enhancements that necessitate ALR notices or approvals. By removing the parcel from the ALR, these improvements can be more efficiently managed and executed, in alignment with community wishes and council support, and in compliance with regulations. The RDNO proactively manages agricultural land in the region through their committees and policies, and in this way, aligns with the ALC policy of keeping agricultural land viable for future generations. The removal of the 3.39 ha parcel from the ALR will not have an impact on current agricultural production in the region.

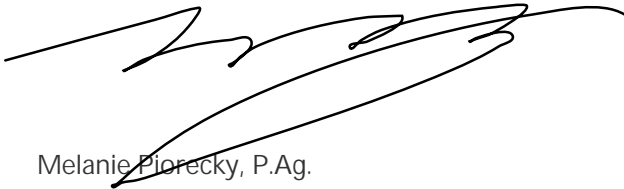
CLOSURE

This report was prepared for the Regional District of North Okanagan to outline the history of Grindrod Park, its management and community support for its use as a park.

The services provided by Associated Environmental Consultants Inc. in the preparation of this report were conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practising under similar conditions. No other warranty expressed or implied is made.

Respectfully submitted,

Associated Environmental Consultants Inc.

A handwritten signature in black ink, appearing to read 'Melanie Piorecky', is written over the printed name and title of the signatory.

Melanie Piorecky, P.Ag.
Project Agrologist and Manager

Reese Bechtloff
Ecologist

REFERENCES

Gough, N.A., Huge-Games G.A., Nikkel, D.C. 1994. Soil Management Handbook for the Okanagan and Similkameen Valleys. Available at: https://sis.agr.gc.ca/cansis/publications/surveys/bc/bc26/bc26_report.pdf

Regional District North Okanagan (RDNO). 2015. Regional Agricultural Plan. Available at: <https://www.rdno.ca>

Soil Information Finder Tool (SIFT). 2018. Available at: <https://governmentofbc.maps.arcgis.com/apps/MapSeries/index.html?appid=cc25e43525c5471ca7b13d639bbcd7aa>

APPENDIX A – SITE PHOTOS

Photo 1 Existing Ball Diamond (1 of 2)



Photo 2 Existing Ball Diamond (2 of 2)



Photo 3 Aerial View of Grindrod Park



APPENDIX B – REGIONAL DISTRICT OF NORTH OKANAGAN ELECTORAL AREAS ADVISORY COMMITTEE STAFF REPORT

TO: Electoral Area Advisory Committee

File No: 4750.01.02.2024

FROM: Parks, Recreation and Culture

Date: July 4, 2024

SUBJECT: Grindrod Park – ALR Exclusion Application

RECOMMENDATION:

That it be recommended to the Board of Directors, that staff make an application to the Agricultural Land Commission to have Grindrod Park excluded from the Agricultural Land Reserve.

BACKGROUND:

According to historical records, Grindrod Recreation Park Ltd. was incorporated on July 17, 1922. The objectives of the organization were to build and maintain buildings and recreation grounds in the community of Grindrod for recreation purposes and to organize events such as sports days for public entertainment. The organization sold shares and purchased a parcel of partially cleared land next to the Shuswap River, which is where the park remains today. They built bleachers, a concession, and a race track; they flooded the park in the winter for hockey and skating. In 1967, the park was revitalized, and baseball diamonds were added before being donated to the Regional District in the 1970's.

Grindrod Recreational Park was incorporated into the Agricultural Land Reserve (ALR) in 1973 upon the creation of the ALR.

Current uses at the park include the Grindrod community hall, sports fields, playground, picnic area, river access, water utility infrastructure, and parking area.

In 2023/24 the RDNO completed a new Grindrod Park Development Plan. This park development plan includes upgrades to the existing ball diamond, parking area, playground, picnic area, and river access. The plan also includes the addition of new park amenities which include a pump track, pickleball courts, gazebo, plumbed washroom, off-leash dog area, landscaping, and land launch/dock. These amenities will be phased in over time as annual capital budgets allow.

The community hall and 2024 ball diamond upgrades both have existing Agricultural Land Commission (ALC) authorizations.

DISCUSSION:

Staff are seeking Board approval to apply to the ALC to have Grindrod Park excluded from the ALR based on its historical use prior to the creation of the ALR in 1973. Based on the legislation, it could be interpreted that the park improvements identified in the 2024 Park Development Plan could be considered "legal non-conforming uses" within the ALR based on the park's pre-existing uses prior to the ALR being established in 1973. It could also be interpreted that the increased amenities planned for the park would increase the scale of the park's current use, which could make the scheduled park

improvements a “non-conforming use”, which would trigger an ALC non-farm use application to be submitted and authorized by the ALC.

Based on the historical use of this parcel, its continued recreational use being in the long-term public interest, and the limitation on providing public recreational opportunities elsewhere within Electoral Area ‘F’ outside of the ALR, staff are recommending that an application be made to exclude Grindrod Park from the ALR.

FINANCIAL/BUDGETARY CONSIDERATIONS:

The ALC exclusion application is estimated to cost up to \$8,000. If approved this expenditure would be funded from the Grindrod Park Development project within the 2024 Financial Plan and the Electoral Area ‘F’ Parks and Culture (092) service. The Financial Plan includes \$200,000 in the 2024 capital budget and \$300,000 in 2025.

ATTACHMENTS:

240704_Grindrod_Park_Conceptual_Master_Plan_ATTACHMENT_A.pdf

Submitted by:



Andy Affleck
Manager, Parks & Recreation

Reviewed and endorsed by:



Ian Wilson
General Manager, Strategic & Community Services

Reviewed and endorsed by:



Stephen Barimen
General Manager, Finance

Approved for Inclusion:



David Sewell
Chief Administrative Officer

LEGEND

- 1. Softball Diamond
- 2. Gazebo
- 3. Farmer's / Local Market (Multipurpose Lawn)
- 4. Dense Tree Plantation / Shaded Picnic Area
- 5. Buffer Tree Plantation
- 6. Pickleball Courts
- 7. Accessible Hand Launch - Canoe and Kayak
- 8. Playground
- 9. Picnic Tables
- 10. Beach and Swimming
- 11. Enhanced Beach Access Path
- 12. Barbeque and Picnic Area
- 13. Dog Off-Leash Park
- 14. Performance Space / Community Hall Extension.
- 15. Gravel Parking
- 16. Pump Track
- 17. Walking/Jogging Path
- 18. New Washroom Building
- 19. Entry / Exit
- 20. Existing Building



SCHEMATIC PARK MASTERPLAN

